051.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,163,800	/	1,163,800
USE VALUE:	1,163,800	/	1,163,800
ASSESSED:	1,163,800	/	1,163,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRAIG CAROLINE
Owner 2:	DUNN MATTHEW T
Owner 3:	
Street 1:	24 CENTRAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONELLY TANYA -
Owner 2:	FISHER DEAN H -
Street 1:	24 CENTRAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Clapboard Exterior and 3228 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3820.000	789,600		374,200	1,163,800
Total Card	0.088	789,600		374,200	1,163,800
Total Parcel	0.088	789,600		374,200	1,163,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.52 /Parcel: 360.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 35447

GIS Ref

GIS Ref

Insp Date 11/28/18

!4265!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 051.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	789,600	0	3,820.	374,200	1,163,800		Year end	12/23/2021
2021	101	FV	766,400	0	3,820.	374,200	1,140,600		Year End Roll	12/10/2020
2020	101	FV	766,300	0	3,820.	374,200	1,140,500	1,140,500	Year End Roll	12/18/2019
2019	101	FV	596,400	0	3,820.	374,200	970,600	970,600	Year End Roll	1/3/2019
2018	101	FV	596,400	0	3,820.	251,300	847,700	847,700	Year End Roll	12/20/2017
2017	101	FV	596,400	0	3,820.	240,600	837,000	837,000	Year End Roll	1/3/2017
2016	101	FV	596,400	0	3,820.	219,200	815,600	815,600	Year End	1/4/2016
2015	101	FV	555,100	0	3,820.	176,400	731,500	731,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:17:12

LAST REV

Date	Time
04/16/21	09:13:22
danam	

PAT ACCT. 4265

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONELLY TANYA,	73517-357	1	10/24/2019		1,180,000	No	No		
BAKER ELLEN J	30635-5		9/2/1999		483,900	No	No		
BOUVIER JEFFREY	22079-364		5/29/1992		246,500	No	No		Y

USER DEFINED

Prior Id # 1:	35447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	153	Heat App	19,591	C				
9/2/2015	1247	Porch	8,000		9/2/2015			Replace decking ra
7/22/2013	1107	Redo Kit	47,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	SQ Returned	JO	Jenny O
11/28/2018	Inspected	CC	Chris C
11/12/2018	MEAS&NOTICE	CC	Chris C
5/2/2014	External Ins	PC	PHIL C
2/20/2014	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	163	PATRIOT
6/13/2000	MLS		
1/5/2000	Meas/Inspect	277	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3820		Sq. Ft.	Site		0	70.	1.40	11									374,221						374,200	

Total AC/HA:	0.08770	Total SF/SM:	3820	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	374,221	Spl Credit		Total:	374,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10083723
Const Adj.:	1.06315124
Adj $ / SQ:	152.146
Other Features:	132500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827695
Depreciation:	38074
Depreciated Total:	789621

COMMENTS

OF=BSMT SINK AND SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

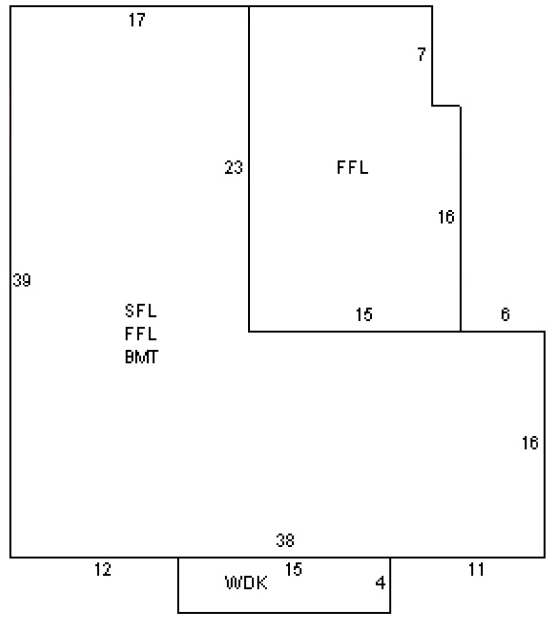
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	222.13
Special Features:	0	Val/Su Net:	233.06
Final Total:	789600	Val/Su SzAd	339.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,330	152.150	202,355
BMT	Basement	999	79.120	79,045
SFL	Second Floor	999	152.150	151,994
WDK	Deck	60	17.010	1,021

Net Sketched Area:	3,388		Total:	434,415	
Size Ad	2329	Gross Area	3388	FinArea	3228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---